

HUNT FRAME

ESTATE AGENTS



2, 49 Pevensey Road, Eastbourne, BN21 3HQ

£165,000



A TWO BEDROOM CONVERTED HALL FLOOR flat situated in central Eastbourne in close proximity to EASTBOURNES BEACON CENTRE, and SEAFRONT. Currently let on a six month assured shorthold tenancy at £1000 per calendar month. BEING SOLD WITH TENANT IN SITU. Viewing is strictly by telephone appointment as we will need to give the tenant 24 hours notice.



Communal entrance, security entry, phone system, communal hallway, main front door, hallway, security entry, fan, handset, radiator

confirm the sale. Please contact the office if you have any questions in relation to this.

Kitchen 12'2 x 6'6

Fitted in a range of wall and floor base units, single bowl sink unit mixer tap, complimentary work surface four ring gas hob with extractor hood above. Add electric oven beneath space and plumbing for washing machine. Space for further appliance. Wall mounted gas central heating boiler. Radiator tiled flooring tiled splash back window to front aspect.

Lounge 15'3 x 14'5

Radiator, BT point television aerial point bay window to front aspect

Bathroom white suite comprising bath with shower attachment, wash handbasin low-level WC tiled splash back double glaze window to rear towel ladder extractor fan

Bedroom One 12'5 x 8'4

Radiator window to rear

Bedroom two 8'7 x 9'2

Radiator window to rear

Lease 125 years from 2005 (tbc)

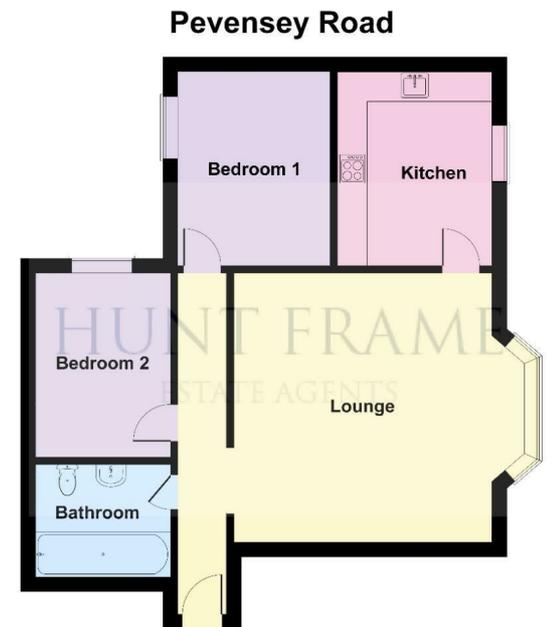
Maintenance £1350 per annum

Ground rent £150 per annum (tbc)

Council tax Band A.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame. For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(10-15) A
(81-91) B			(16-20) B
(69-80) C			(21-25) C
(55-68) D			(26-30) D
(39-54) E			(31-35) E
(21-38) F			(36-40) F
(1-20) G			(41-45) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.